

# NOTICE OF SALE

**NOTICE OF SALE CIVIL ACTION NO. 2013-CP-02-00664 BY VIRTUE** of the decree heretofore granted in the case of: Wells Fargo Bank, N.A. vs. Shirley D. Legate, et al., the undersigned Master in Equity for Aiken County, South Carolina, will sell on October 7, 2013 at 11:00AM, at the Aiken County Courthouse, City of Aiken, State of South Carolina, to the highest bidder:


**ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE SOUTHEASTERN SECTION OF THE CITY OF AIKEN, IN AIKEN COUNTY, SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS LOT NO. 163, THE WOODLANDS SUBDIVISION, SECTION II, UPON PLAT PREPARED FOR GARY A. & JACQUELINE LEGATE, SR., BY AYER, GRAHAM, AND ASSOCIATES, INC., DATED JANUARY 14, 1987, AND RECORDED MARCH 10, 1987 IN BOOK 468 AT PAGE 272. SAID LOT IS BOUNDED AND MEASURES AS FOLLOWS: NORTHEAST BY RIGHT OF WAY OF CHERRY DRIVE, 70.00 FEET; SOUTHEAST BY LOT 162, 105.00 FEET; SOUTHWEST BY LOT 147, 70.00 FEET; AND NORTHWEST BY LOT 164, 105.00 FEET; ALL MEASUREMENTS A LITTLE MORE OR LESS.**

**BEING THE SAME PROPERTY CONVEYED TO GARY A. LEGATE, SR. BY DEED FROM GARY A. LEGATE JR. AND LISA D. JOWERS DATED APRIL 15, 1999 AND RECORDED APRIL 22, 1999 IN DEED BOOK 1871 AT PAGE 283 IN THE OFFICE OF THE CLERK OF COURT FOR AIKEN COUNTY.**

CURRENT ADDRESS OF PROPERTY: 743 Cherry Drive, Aiken, SC 29803  
TMS: 122-06-18-003

**TERMS OF SALE:** The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but to be forfeited and applied first to costs and then to the Plaintiff's debt in the case of non-compliance. Should the last and highest bidder fail to comply with the other terms of the bid within twenty (20) days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder). No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately. Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 6.5% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, easements and restrictions of record and any other senior encumbrances.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

  
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The Honorable M. Anderson Griffith  
Master in Equity for Aiken County

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Attorneys for Plaintiff